

# **NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, February 23, 2011  
Town Hall, Conference Room 3  
131 Cedar Street, Newington, CT 06111  
7:00 p.m.**

## **A G E N D A**

### **I. ROLL CALL**

### **II. PUBLIC HEARINGS**

- A. Petition 40-10 – Newington Town Plan and Zoning Commission as applicant proposes amendments to the Zoning Regulations, Hearing continued from February 9, 2011.

Amendments to implement strategies recommended in the 2020 Plan of Conservation and Development.

- (1) Section 1.1.8 Purpose and Intent – Amend to references 2010-2020 POCD
- (2) Section 3.7.1(C) Density – protection of slopes in excess of fifteen (15%) percent gradient.
- (3) Section 5.3.4 Content of Site Plan – Rock Faces and Bedrock Outcroppings
- (4) Section 6.4.3 Removal of Earth Products – Rock Faces and Bedrock Outcroppings
- (5) Section 6.10.5 Buffers adjacent to Town owned open space.
- (6) Section 7.2.1 Plot plan design measures to control soil erosion.
- (7) Section 7.4.7 Elevations, Grades, Contours to use North American Vertical Datum NAVD88.
- (8) Section 7.4.8 Grading – Rock removal limitations.
- (9) Section 7.4.15 Cultural Features identification of exposed bedrock.

- B. Petition 06-11 – Newington Town Plan and Zoning Commission as applicant proposes amendments to the Zoning Regulations for the following:

- (1) Section 3.15.4 Drive Through Restaurant, to permit by Special Exception in the Business Berlin Turnpike Zone (B-BT) and Planned Development Zone (PD).
- (2) Section 5.1.5 Non-conforming Building or Structure Reconstruction, delete prohibition of non-conforming replacement when alteration is less than 50 percent of fair market value.
- (3) Section 6.2(E) Temporary Signs, increase days for special advertising sale events.

### **III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)**

### **IV. MINUTES**

February 9, 2011 – Regular Meeting

**V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

A. Petition 03-11 – 308 Alumni Road Newington Business Park LLC One West Avenue Larchmont, NY 10538 owner Daniel Pizzoferrato 31 Birchlawn Terrace, Newington, CT 06111 applicant, request for Site Plan approved Section 5.3 for a 4,050 square foot building, I Zone District.

B. Discussion of Possible Zone Amendments Newington Town Plan and Zoning Commission, continued from February 9, 2011.

1. Section 9 Definitions: Sign, Mechanical and Digital
2. Section 6.2.4(D) Reader Board Signage

**VIII. PETITIONS FOR SCHEDULING** (TPZ March 9, 2011 and March 23, 2011)

**IX. REMARKS BY COMMISSIONERS**

**X. STAFF REPORT**

**XI. PUBLIC PARTICIPATION**

(For items not listed on agenda)

**XII. CLOSING REMARKS BY CHAIRMAN**

**XIII. ADJOURNMENT**

Submitted,

Edmund J. Meehan, Town Planner